

CITY OF VANCOUVER
SPECIAL COUNCIL - AUGUST 26, 1976
PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 26, 1976, at 7:30 p.m., at the Grandview Community Centre, 3350 Victoria Drive, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Aldermen Bird, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin and
Volrich

ABSENT: Mayor Phillips
Alderman Bowers
Alderman Sweeney

CLERK TO THE COUNCIL: G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT this Council resolve itself into Committee of the Whole, Alderman Bird in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Cedar Cottage -
Various Locations

A rezoning application has been received from the Director of Planning as follows:

LOCATION: CEDAR COTTAGE - In the area generally bounded by East 22nd Avenue, Welwyn Street, East 20th Avenue, Victoria Drive, Stainsbury Avenue and the lane East of Commercial Street be rezoned as listed below and indicated on the map:

AREA A : To rezone the lands generally on the East side of Findlay Street north of the lane north of the Commercial/Victoria diversion from (C-2) Commercial District to (RT-2) Two-Family Dwelling District.

AREA B : To rezone the lands at the Northeast and Southeast corners of Victoria Drive and East 19th Avenue from (C-2) Commercial District to (RS-1) One-Family Dwelling District.

AREA C : To rezone the lands generally on the Northeast side of the Commercial/Victoria Diversion, between Commercial Street and Victoria Drive, from (C-2) Commercial District and (RS-1) One-Family Dwelling District to (RM-2) Multiple Dwelling District.

AREA D : To rezone the lands generally bounded by East 22nd Avenue, the lane West of Commercial Street, Victoria Drive, Stainsbury Avenue and the lane east of Commercial Street from (M-1) Industrial District and (C-2) Commercial District to (CD-1) Comprehensive Development District.

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Cedar Cottage - Various
Locations (cont'd)

The intent of the (CD-1) Comprehensive Development District is to enable the retention and strengthening of the "Main Street" character by:

- 1) allowing and encouraging residential construction on the second and third floors;
- 2) allowing a greater variety of uses in ground floor space, thereby encouraging use in what is now often vacant space.

AREA E : To rezone the land generally bounded by Welwyn Street, East 20th Avenue, the lane West of Commercial Street and East 22nd Avenue from (M-1) Industrial District to (RS-2) One-Family Dwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. Ron Youngberg of the Planning Department reviewed the proposed development and submitted changes as follows:

"That Section 5, of Schedule B 'Horizontal Light Angles For Residential Use' be deleted.

Further That Section 6, of Schedule B 'Floor Space Ratio' be amended by deleting subsections a, b and c and the words 'provided however, the configuration of floor space within the structure shall in no case exceed:' immediately following the figure 2.5.

That the Sections in Schedule B be renumbered."

The Chairman called for speakers for or against the application and the following addressed Council on the matter:

- Mr. A. Chipman, Stork Craft Ltd., spoke for eight firms in the 3000 Block Commercial Drive, who oppose the proposed rezoning of Area C from C-2 and RS-1 to RM-2 as this would make their established businesses non-conforming uses. This would make resale very difficult and discourage new merchants from moving into the area. He suggested spot zoning for future development.
- Mr. C.I. Pomeroy, Pomeroy Engineering Ltd., opposed the proposed rezoning of Area D from M-1 to CD-1. He felt the proposed rezoning would be detrimental to commercial residents and the general good redevelopment of the area. The rezoning could include some residential but should not preclude commercial or light industrial.
- Mr. Doug Lott also opposed the proposed rezoning of Area C.
- Mrs. F. Simatos was concerned about density of proposed housing units.
- Mr. D. Leone, B.C. Tuning, opposed the rezoning and suggested City-owned lots be zoned for residential.
- Mr. H.T. McGuire, International Association of Machinists, opposed rezoning as it would prevent them from building a Union Hall on a lot at the north-east corner of Victoria Drive and Victoria Diversion in Area C.
- Mr. Reid opposed rezoning of Area D as he felt it would weaken the area for manufacturing firms.

Other speakers expressing concern about the proposed rezoning were:

Mr. S. Shelton
Mr. A. Gurlick
Mr. K. Walji.

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Cedar Cottage - Various
Locations (cont'd)

The Council noted that most of the delegations opposed the rezoning of Area C.

MOVED by Ald. Kennedy,

THAT the rezoning of the lands generally on the east side of Findlay Street north of the lane north of the Commercial/Victoria Diversion from (C-2) Commercial District to (RT-2) Two-Family Dwelling District, designated as Area A on the map, be approved.

- CARRIED

(Alderman Volrich opposed)

MOVED by Ald. Kennedy,

THAT the rezoning of the lands at the north-east and south-east corners of Victoria Drive and East 19th Avenue from (C-2) Commercial District to (RS-1) One-Family Dwelling District, designated as Area B on the map, be approved.

- CARRIED

(Alderman Volrich opposed)

MOVED by Ald. Kennedy,

THAT the rezoning of the lands generally on the north-east side of the Commercial/Victoria Diversion, between Commercial Street and Victoria Drive, from (C-2) Commercial District and (RS-1) One-Family Dwelling District to (RM-2) Multiple Dwelling District, designated as Area C on the map, not be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,

THAT the lands generally bounded by East 22nd Avenue, the lane west of Commercial Street, Victoria Drive, Stainsbury Avenue and the lane east of Commercial Street, designated as Area D on the map, be excluded from the rezoning.

- LOST

(Aldermen Boyce, Cowie, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Kennedy,

THAT the rezoning of the lands generally bounded by East 22nd Avenue, the lane west of Commercial Street, Victoria Drive, Stainsbury Avenue and the lane east of Commercial Street from (M-1) Industrial District and (C-2) Commercial District to (CD-1) Comprehensive Development District, designated as Area D on the map, be approved as amended.

- CARRIED

(Aldermen Bird, Kennedy and Volrich opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,

SECONDED by Ald. Marzari,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:30 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of August 26, 1976, adopted on
September 21, 1976.

A. Phillips
MAYOR

L. T. Little
CITY CLERK